

280

S. BEVERLY DRIVE
BEVERLY HILLS, CA

PROMINENT SOUTH BEVERLY DRIVE OFFICE BUILDING FOR LEASE



1,516 SF

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Joseph Gabbaian
Executive Vice President
310.806.6134
jgabbaian@naicapital.com
Cal DRE Lic #01016301

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PROPERTY OVERVIEW

Property Features

- Five-story plus penthouse office building
- Prominent location between Wilshire and Olympic Boulevards
- Excellent exposure to South Beverly Drive
- Recently upgraded entry and lobby
- Generous window-line
- Ample on-site valet-assist parking for tenants and visitors
- Within walking distance of many restaurants, coffee shops, financial institutions and other retail amenities

Asking Rate

\$4.50/sq. ft. FSG

Lease Terms

Negotiable

Tenant Improvements

Negotiable

Parking

3/1000

Unreserved @ \$175/Mo.

Reserved @ \$225/Mo.

AVAILABILITY

SUITE 404

1,516 SF

Two window offices, large open space on window-line, open kitchen, reception/waiting area



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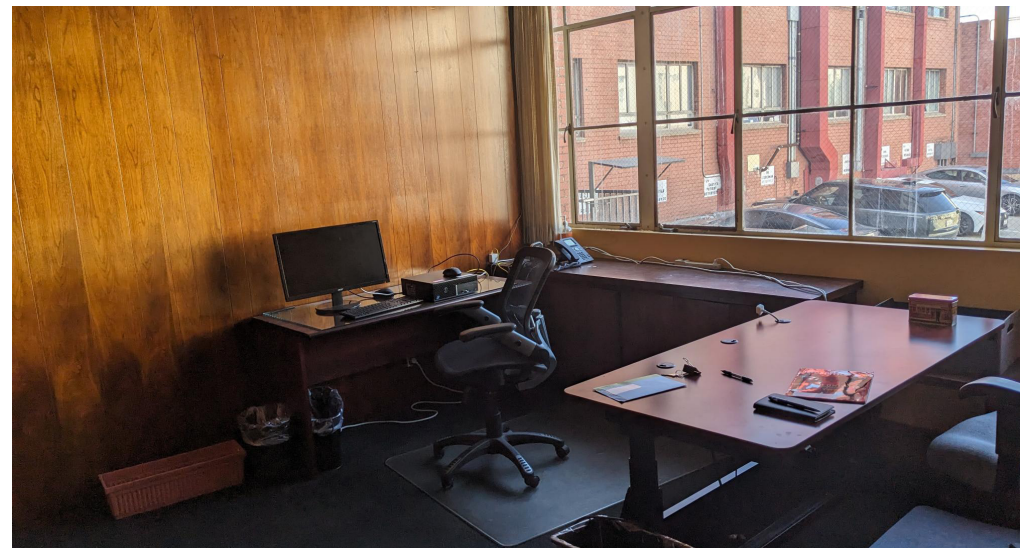
PROPERTY PHOTOS



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PROPERTY PHOTOS





Beverly Hills Economic Snapshot

Beverly Hills is an iconic city in Los Angeles County. Home to many Hollywood stars, it features upscale shopping in the “Golden Triangle” and a wide variety of office space, from small boutique buildings to Class A space along Wilshire Blvd.

- The Beverly Hills office market contains 7.7 million square feet of office space. Beverly Hills offers a central location which has experienced solid demand from an increasing population and employment base that is being driven by a robust tech/media sector in the greater Westside and Los Angeles County.
- As part of the Westside Subway Extension project, the D Line for the Metro Line is planned to be extended through Beverly Hills, adding two underground stations at Wilshire/La Cienega and Wilshire/Rodeo.
- Post-pandemic, demand from a diverse business base that includes entertainment, media and technology will resume for Beverly Hills office space.
- Proximity to a productive labor force, growing population, and a hot housing market are key drivers which will serve to keep demand, rents, and sale prices growing at a steady pace for Beverly Hills office space.
- Beverly Hills is home to world famous hotel amenities such as the Beverly Wilshire Hotel, Peninsula Beverly Hills, Beverly Hills Hilton, Waldorf Astoria, the Beverly Hills Hotel and Montage.
- The Golden Triangle is the retail core of Beverly Hills with all major national and international luxury brands represented along the world-famous Rodeo Drive and spilling over to Canon and Beverly Drives.

CITY OF Beverly Hills ECONOMIC STATS 23/24

The City of Beverly Hills has a robust and diversified local economy.



30,439
TOTAL POPULATION



\$181,600
AVG. HH INCOME



11,719
TOTAL BUSINESSES



14,448
TOTAL EMPLOYEES



12,265
WHITE COLLAR WORKERS

Source: NAI Capital Commercial Research; Applied Geographic Solutions

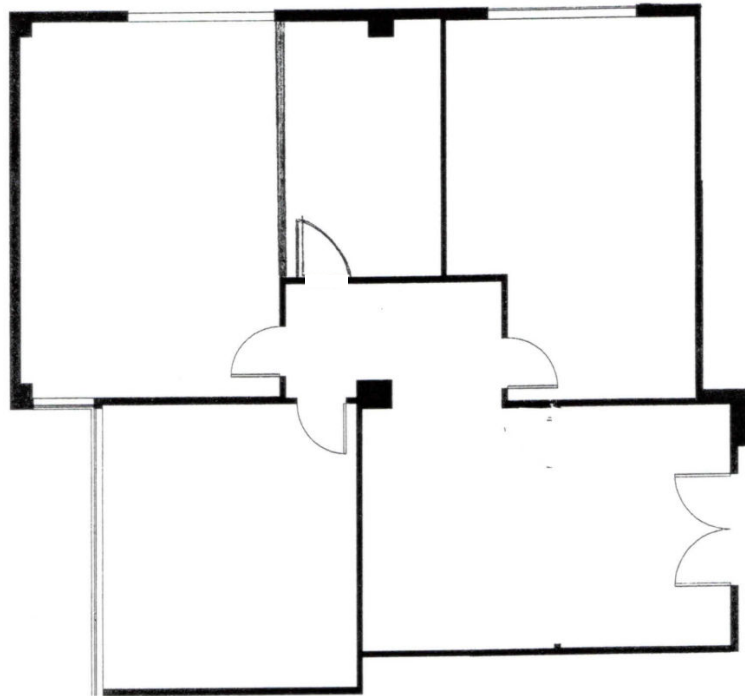
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FLOOR PLAN

Suite 404
1,516 SF

SUITE 404



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AMENITIES MAP

